

****Due to the current COVID-19 Global Pandemic and the subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, this meeting will be held by videoconference.****

The Board of Adjustment meeting will be accessible for online viewing at:
<https://zoom.us/j/82046864904>

Or via phone at: [253-215-8782](tel:253-215-8782) with the following Meeting ID: [820 4686 4904](https://zoom.us/j/82046864904)

We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.

GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press *6 and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing *6.

Agenda – REVISED 9/16/2020
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
October 7, 2020
1:30 p.m.

1. Call to order.

2. A public hearing to consider each of the following;

APPEAL #11378 – Amend – Appeal filed by 3547 Hampton, LLC, to amend **Condition #3** – No liquor, alcohol or non-intoxicating beer shall be on the premises at any given time, for the construction of a commercial building, per plans, for a sit-down/carry-out restaurant with drive thru and patio seating (zoning only), at 3547 Hampton Ave. *(cont'd from 8/5/20)*

WARD 23 #AB-556034-20 ZONE: “F” – Neighborhood Commercial District

APPEAL #11414 – Appeal filed by Beulah Properties, LLC, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to do interior and exterior alterations, new deck and privacy fence, per plans, at 1200-1202 Allen Ave.

WARD 7 #AB-557751-20 ZONE: “D” – Multi-Family Dwelling District and

APPEAL #20322 – Appeal filed by Medina’s General Mechanic, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an automobile repair business, with inside and outside storage, no body work, no painting, and no auto sales. (The Applicant is expanding their current business), at 4739 Goodfellow Blvd.

WARD 22 #AOP-5263-20 ZONE: “F” – Neighborhood Commercial District

APPEAL #20323 – Appeal filed by Gateway Region YMCA, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a daycare inside of the YMCA Recreation Facility, (no cooking - catered meals only), at 930 Holly Hills Ave.

WARD 13 #AOP-5397-20 ZONE: “A” – Single Family Dwelling District

APPEAL #20313 – Appeal filed by Real Motor Co., LLC, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an auto repair consulting business out of his home, at 5228 Alabama Ave. *(cont'd from 8/12/20)*

WARD 25 #AHO-5038-20 ZONE: “A” – Single-Family Dwelling District

APPEAL #20139 - AMEND – Appeal filed by Sara @ Monroe, to amend **Condition #1** – Hours of operation for indoor seating and outside patio seating, for the operation of a full drink bar and restaurant, with patio seating, at 1500 Monroe St. *(cont'd from 8/19/20)*

WARD 5 #AOP-2327-18 ZONE: “C” – Multiple-Family Dwelling District

3. Deliberations on the above hearings.

4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on September 30, 2020.

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment,

J. Klitzing, Chairman

cc: Via Email:

Zoning Staff
Mary Hart Burton, Zoning Administrator
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Steve Conway, Mayor's Office
Leonard Johnson, Neighborhood Business Development Director
City Counselor
Jimmie M. Edwards, Director of Public Safety
Otis Williams, SLDC
Dotti Pennington, NSO
Dale Ruthsatz, SLDC
Margaret Johnson, Multigraph
Cecilia Dvorak, PDA
Sherran White, Building Inspection Section
Brian Alcaraz, Building Inspection Section
Chris Schlumm, Building Inspection Section
Rob Orr, SLDC
Jay Watson
Russell Halliday
Project Connect

Via Hard Copy only:

Court Reporter
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230
Mary Hart Burton, Zoning Administrator
City Counselor
Board Members
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234
Post